



MARVINS
ESTATE AGENTS



21 HILTON ROAD, COWES, PO31 8JB

PRICE GUIDE £350,000

A three bedroom detached bungalow tucked away in an enviable position off Hilton Road in popular Gurnard village. This home requires viewing to fully appreciate its accommodation and position with mature rear gardens, double glazing and gas central heating installed. Three good size Bedrooms, Shower Room, Lounge Diner, Conservatory, Shower Room and off road parking. Offered chain free, this would suit either a main home or holiday home. Further potential for improvements. Viewing is by appointment.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK

21 HILTON ROAD, COWES, PO31 8JB

Double glazed Entrance Door and side window to:

ENTRANCE LOBBY

Opening to:

ENTRANCE HALL

Door to:

LOUNGE/DINER

17'4" x 9'3" + 7'8" x 16' (5.28m x 2.82m + 2.34m x 4.88m)
L Shaped. Three radiators. Television aerial lead.

Twin glazed french doors to:

CONSERVATORY

14'9" x 7'7" (4.50m x 2.31m)

Radiator. Double glazed windows and side door to garden. Tiled floor.

KITCHEN

9' x 6'7" (2.74m x 2.01m)

Range of fitted floor and wall cupboards with bevel edged worktops above. Stainless steel sink unit with mixer tap over. Gas hob. Electric oven. Stainless steel extractor canopy over. Tiled floor and splash backs. Double glazed window.

UTILITY AREA

6'7" x 6'6" (2.01m x 1.98m)

Plumbing for dishwasher and washing machine. Built in cupboard storage. Wall mounted gas boiler supplying central heating and domestic hot water.

BEDROOM ONE

11'8" x 10'3" (3.56m x 3.12m)

Radiator. Double glazed window.

BEDROOM TWO

11' x 11'7" (3.35m x 3.53m)

Radiator. Double aspect and double glazed window.

BEDROOM THREE

9'9" max x 10'8" (2.97m max x 3.25m)

Radiator. Double glazed window.

SHOWER ROOM

Shower cubicle, Low level WC and pedestal wash basin. Tiled floor and mainly tiled walls. Double glazed window. Towel rail/radiator.

OUTSIDE

Private parking space off Hilton Road, virtually opposite the pedestrian entrance to the property. Attractive mature rear gardens laid to lawn. Flower and shrub beds. Two good size timber sheds. 12' x 7'11" and 7'8" x 13'8". Good size paved patio to rear of property. Outside water tap.

TENURE

This property is Freehold.
Council tax band B.

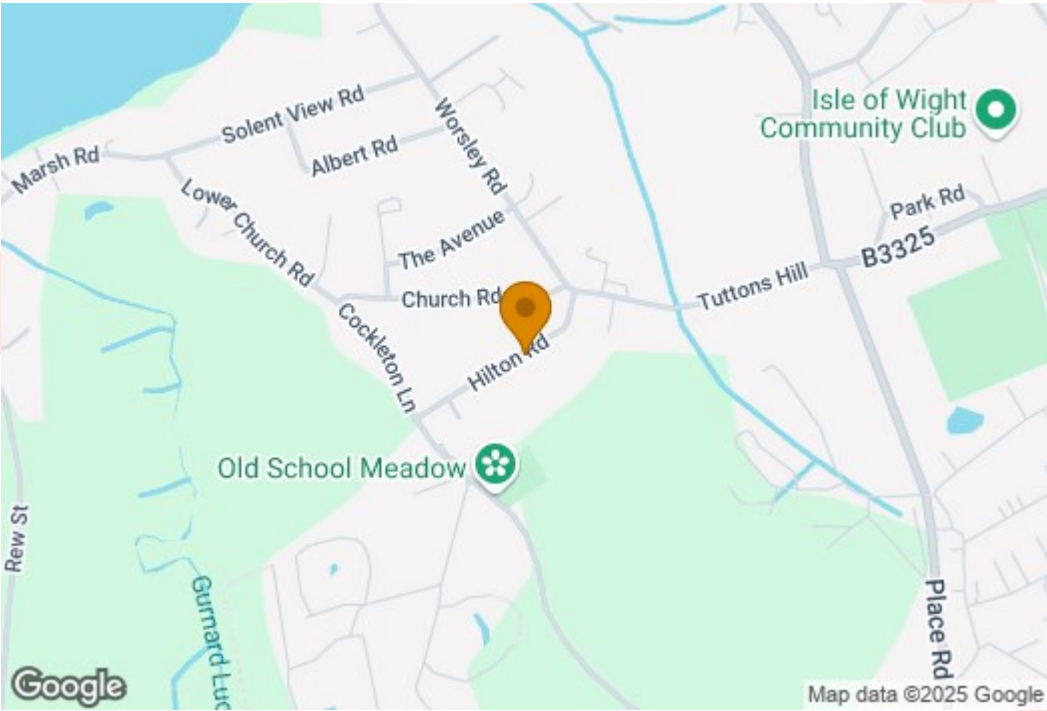




Ground Floor



Total area: approx. 88.1 sq. metres (948.7 sq. feet)
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk